



City of Madison

Proposed Rezoning

Location
1033 High Street

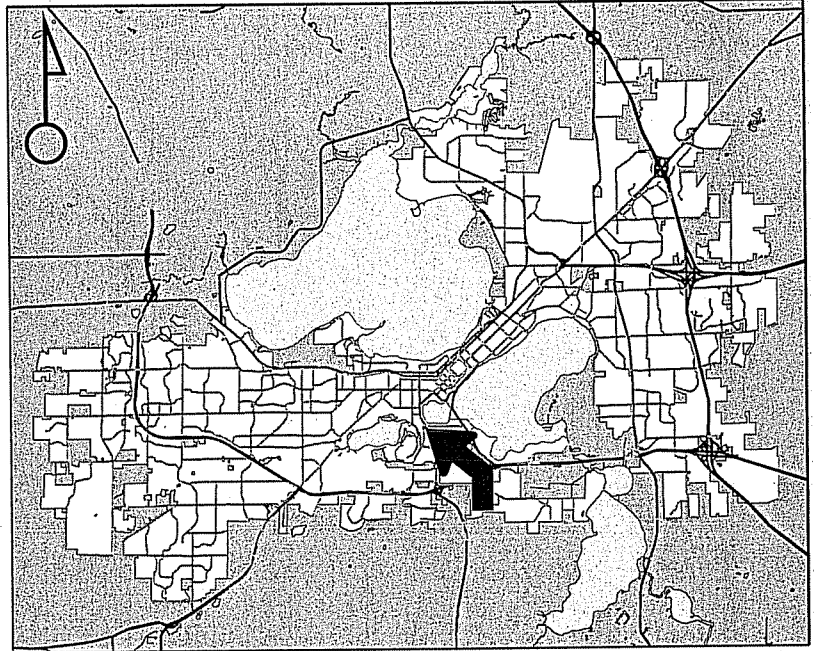
Applicant
Terrence Wall - T. Wall Enterprises/
Randy Bruce - Knothe and Bruce Architects

From: PUD-GDP To: Amended
PUD(PD)-GDP-SIP

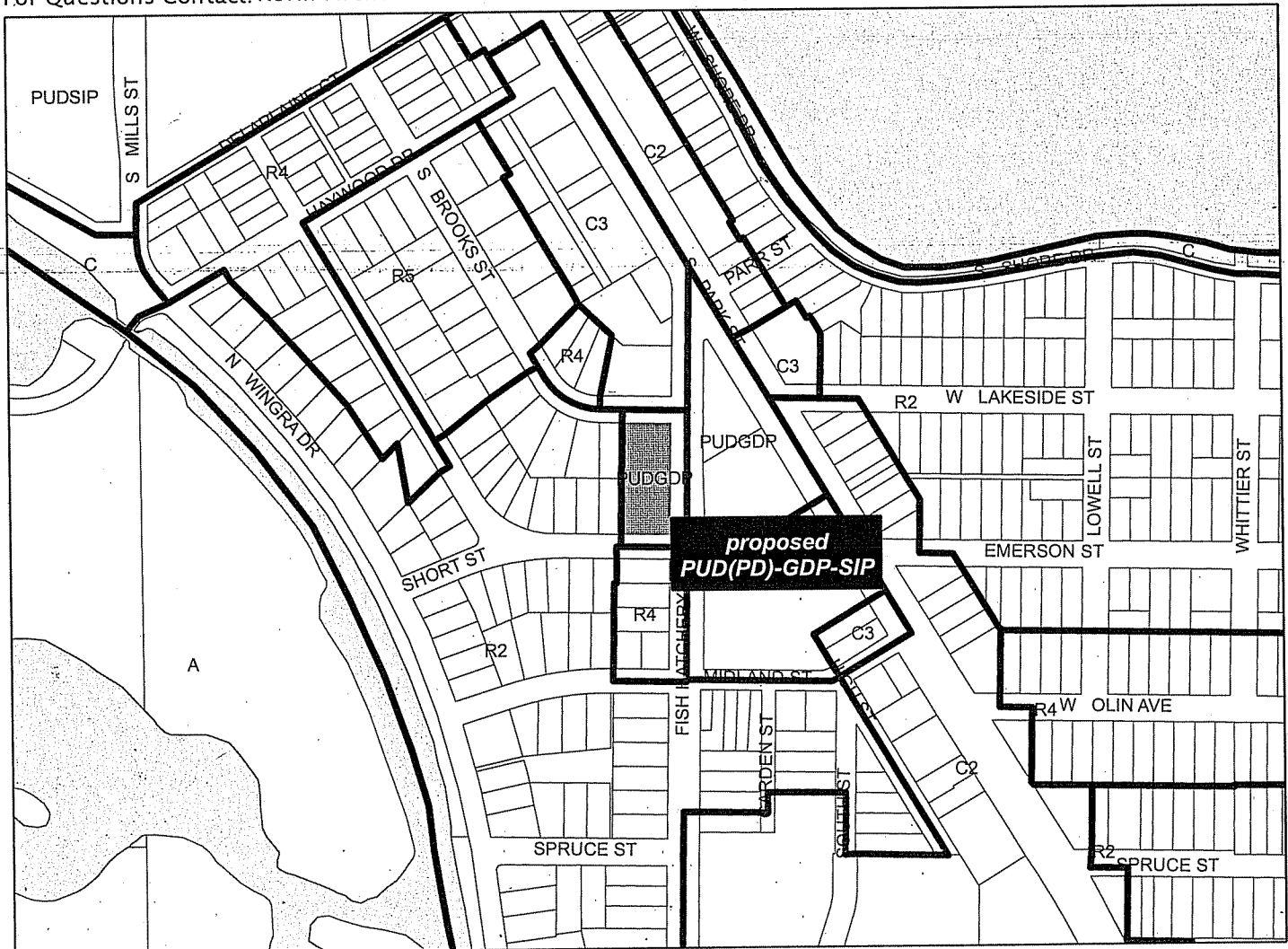
Existing Use
Surface parking lot

Proposed Use
Construct 67-unit apartment
building

Public Hearing Date
Plan Commission
14 January 2013
Common Council
22 January 2013



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 January 2013



Location
1033 High Street

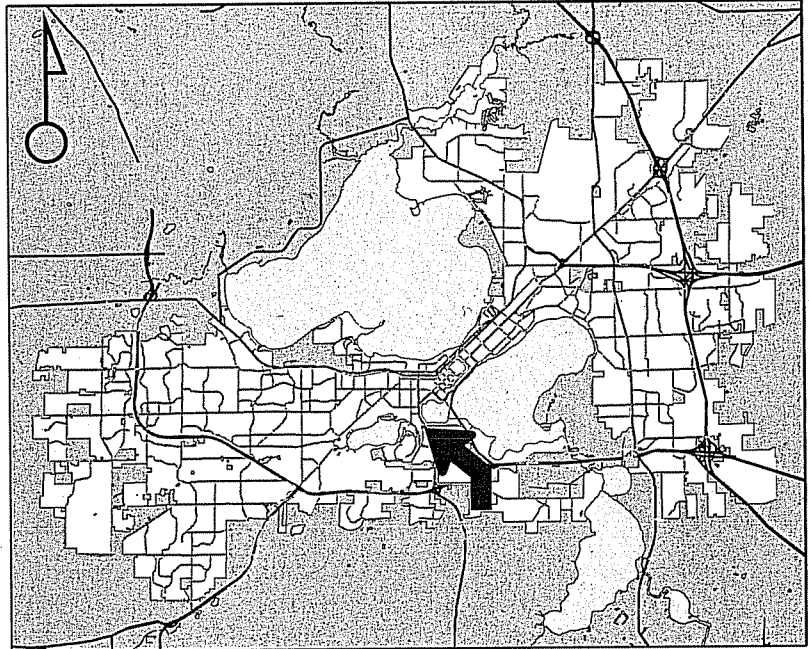
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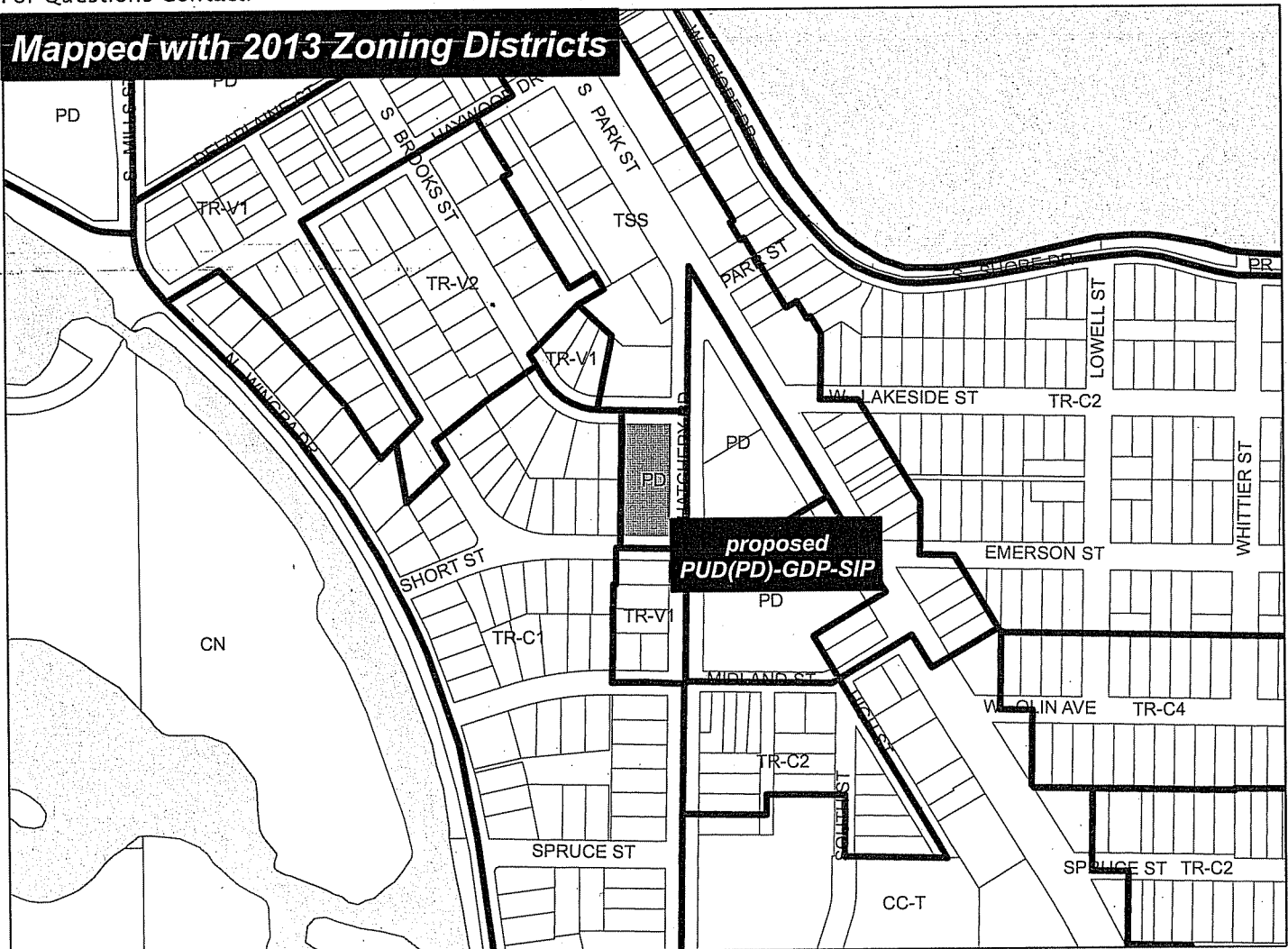
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Construct 67-unit apartment
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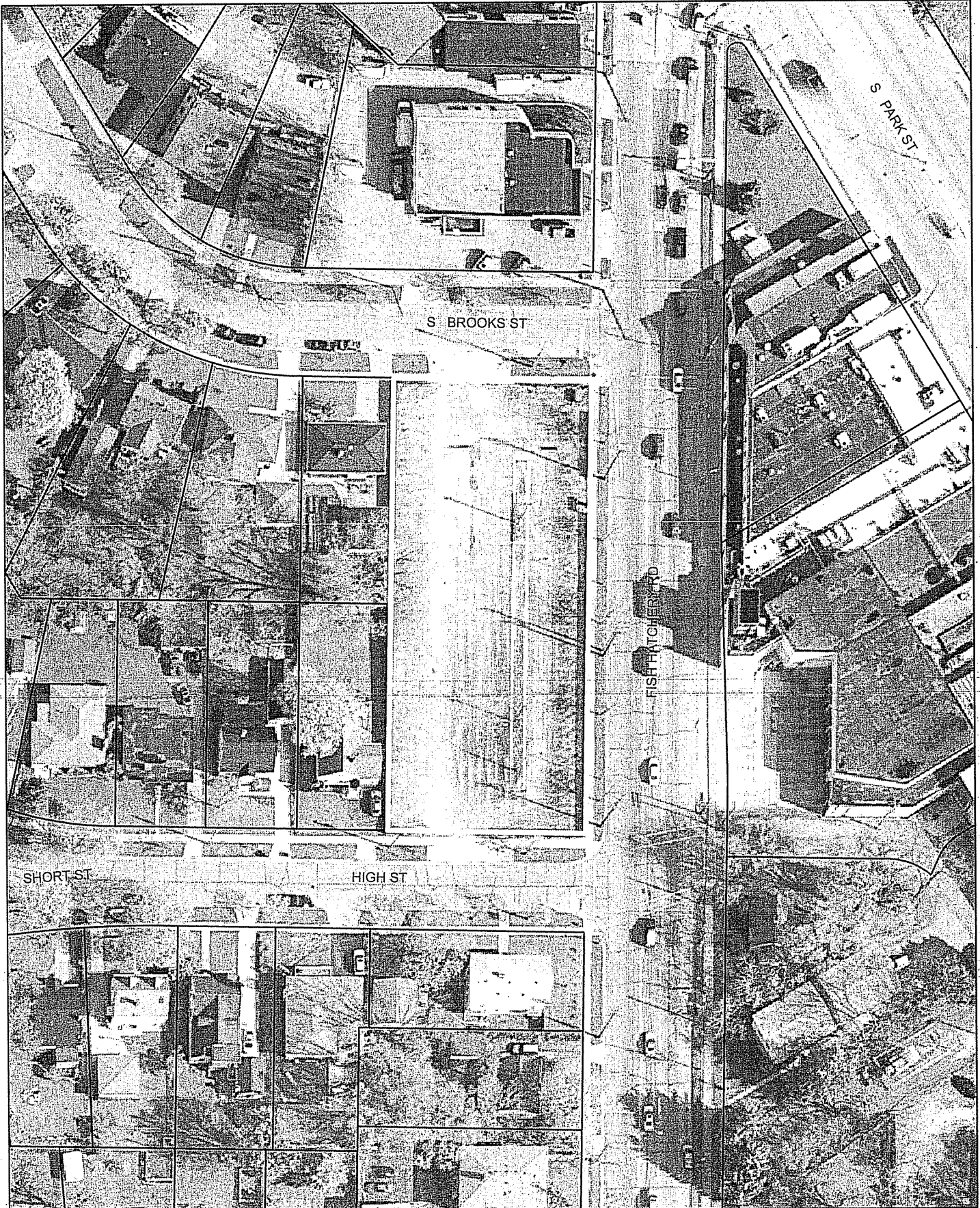
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635

Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 January 2013





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 1033 High Street Project Area in Acres: 0.75

Project Title (if any): Fish Hatchery Development

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from PD-GDP to PD-SIP
- Major Amendment to Approved PD-GDP Zoning | Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Terrence Wall Company: T. Wall Enterprises

Street Address: P.O. Box 620037 City/State: Middleton, WI Zip: 53562

Telephone: (608) 345-0701 Fax: () Email: terrence@twallenterprises.com

Project Contact Person: J. Randy Bruce Company: Knothe and Bruce Architects, LLC

Street Address: 7601 University Avenue, Ste. 201 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-3690 Fax: () Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: A 4 story, 67 unit apartment building

with underground parking.

Development Schedule: Commencement Spring 2013 Completion Spring 2014

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - *Twenty (20) copies* of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, *twelve (12) additional* 11 X 17-inch copies.
 - *One (1) copy* of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED I – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the Urban Design Commission, provide *twelve (12) additional copies* of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

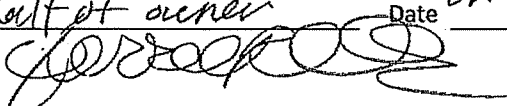
- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Wingra Creek Build Plan, which recommends Medium Density Residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days** prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Sue Ellingson - District #13 9/20/2012 Bay Creek Neighborhood Association, Bob Stoffs 9/24/2012
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 Planning Staff: DAT meeting Date: 10/11/2012 Zoning Staff: DAT meeting Date: 10/11/2012

→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Wingra Point Apartments, LLC Relation to Property Owner Prop. Buyer -
 Authorizing Signature of Property Owner on behalf of owner Date under contract 11/12/12



Zoning Text
PUD- SIP
1033 High Street
November 14,2012

Legal Description: The lands subject to this SIP are Lots 1, 2, 3, 4 and 5, Block 2, Fiore Plat, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a multifamily development with 67 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as shown on the approved plans.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.
- J. **Signage:** Signage for the residential uses shall be limited to the maximum permitted in the R-5 district for the residential uses and as approved by the Urban Design Commission and Zoning Administrator.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

November 14, 2012

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Major Amendment to GDP-SIP
1033 High Street
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: T. Wall Enterprises
P.O. Box 620037
Middleton, WI
608-345-0701
Contact: Terrence Wall

Landscape Design: Rich Strohmenger
The Bruce Company
2830 Parmenter Street
Middleton, WI 53562
(608) 836-7041
rstrohmenger@brucecompany.com

Engineer: D'Onofrio, Kottke and Associates
7530 Westward Way
Madison, WI 53717
608-833-7530
608-833-1089 fax
Contact: Dan Day
dday@donofrio.cc

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: J. Randy Bruce
rbruce@knothebruce.com

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

Introduction:

The proposed site is located on the west side of Fish Hatchery Road and extends between South Brooks Street and High Street. It is currently a surface parking lot and is surrounded by one and two family residences to the west and commercial uses along South Park Street. Park Street and Fish Hatchery are both primary arterials to downtown Madison and five bus lines serve the intersection.

The approved GDP, dated January 7, 2010, proposed a 4 story, 62 unit apartment building for work force housing. The GDP was amended to a senior housing development of 63 units with underground parking and approved on January 18, 2011. The proposed project is market rate housing with 67 units and underground parking.

Wingra Creek BUILD plan:

The site is within the recently adopted Wingra Creek BUILD redevelopment plan. The redevelopment plan suggests medium to higher density residential with a target density of 30 to 50 dwelling units per acre.

Project Description:

The Specific Implementation Plan proposes a 4 story, 67 unit apartment building with underground parking for 61 cars. The building provides a residential street-edge along Fish Hatchery Road, High Street and Brooks Street, creating a pedestrian friendly environment. Compact landscaped front yards surround the residential streets, and street trees will line all three sides of the site to soften the architecture and shade the sidewalks.

Vehicular access to the underground parking is available on Brooks Street. The surface parking area will be accessed from High Street and will provide parking for visitors. Bicycle parking can be provided both underground and on surface to accommodate the needs of the public and residents.

The building will have an attractive architectural presence and will use a combination of masonry and fiber-cement horizontal siding for a durable and low maintenance exterior.

Site Development Data:

<u>Densities:</u>	<u>Amendment</u>	<u>As Approved on January 18, 2011</u>
Lot Area	33,000 S.F.	Same
Acres	0.75	Same
Dwelling Units	67 units	63 units
Lot Area/D.U.	492.5 S.F./unit	523.8 S.F./unit
Density	89 units/acre	84 units/acre

Dwelling Unit Mix:

Efficiency	13	0
One Bedroom	40	35
Two Bedroom	14	21
Three Bedroom	0	7
Total dwelling Units	67	63

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

Building Heights: 4 Stories (54' High) Same

Floor Area:
Gross Floor Area 62,427 s.f.
(Excludes Underground parking)

Floor Area Ratio: 1.89

Vehicle Parking Stalls

Surface	5	3
<u>Underground</u>	<u>61</u>	<u>63</u>
Total	66	66
Ratio	.98 stalls/unit	1.04 stalls/unit

Bicycle Parking Stalls

Surface	24	Same
<u>Underground</u>	<u>46</u>	<u>Same</u>
Total	70 (50 + 17(.5) = 59 required)	

Loading:

One off-street loading zone will be provided for this project located off of High Street.

Project Schedule:

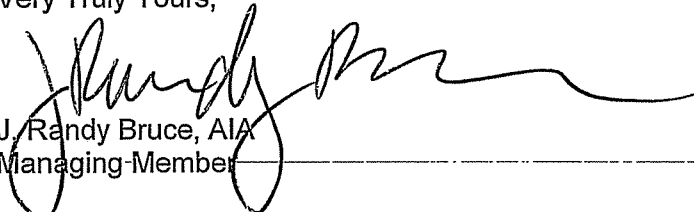
It is currently anticipated that construction will begin once the development approvals are in place in the spring of 2013. Construction for the entire project will be completed within twelve months. The scheduled start date may vary depending on financing or market conditions.

Social & Economic Impacts:

This development will have a positive social and economic impact. It meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The residential redevelopment achieves many of the goals of the Wingra Creek BUILD Master Plan and provides high-quality rental housing in a location that will minimize automobile traffic.

Thank you for your time in reviewing our proposal.

Very Truly Yours,


J. Randy Bruce, AIA
Managing Member

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

Zoning Text
PUD- SIP
1033 High Street
November 14, 2012

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Consultant

SHEET INDEX:

SITE
C-1.1 SITE PLAN
C-1.2 FIRE DEPT ACCESS PLAN
C-2.1 SITE GRADING
C-3.1 SITE UTILITY
L-1.1 LANDSCAPE PLAN

ARCHITECTURAL
1. BASEMENT & FIRST FLOOR PLANS
2. SECOND, THIRD & FOURTH FLOOR PLANS
3. TYPICAL UNIT PLANS
4. ELEVATIONS

SITE DEVELOPMENT DATA:

DENSITIES:
LOT AREA 33,000 Sq.Ft / 0.15 ACRE
DWELLING UNITS 67 UNITS
LOT AREA / D.U. 492.5 Sq.Ft. / UNIT
DENSITY 84 UNITS / ACRE

DWELLING UNIT MIX:
EFFICIENCY 13
ONE BEDROOM 40
TWO BEDROOM 14
TOTAL 67

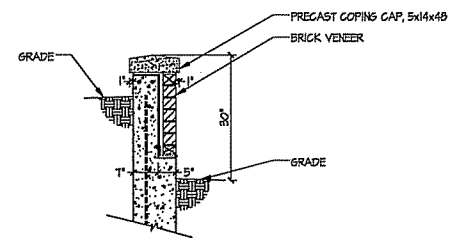
BUILDING HEIGHT: 4 STORIES (54' HIGH)

FLOOR AREA:
Gross Floor Area 62,421 S.F.
FLOOR AREA RATIO = 1.89

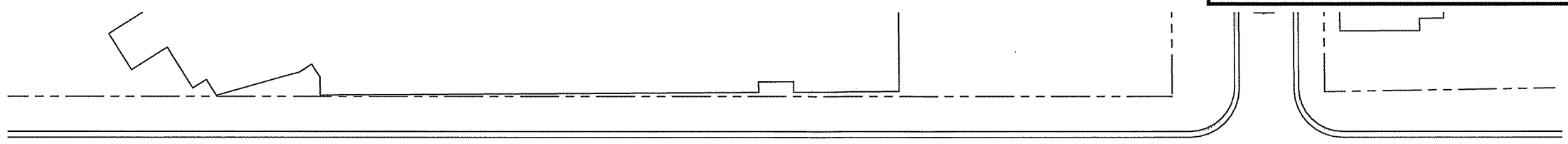
VEHICLE PARKING STALLS:
SURFACE 5
UNDERGROUND 61
TOTAL 66
RATIO 0.98 STALLS / UNIT

BICYCLE PARKING STALLS:
SURFACE 24
UNDERGROUND 46
TOTAL (2x6') 70 (50 units + 5(11 units) = 59 required)

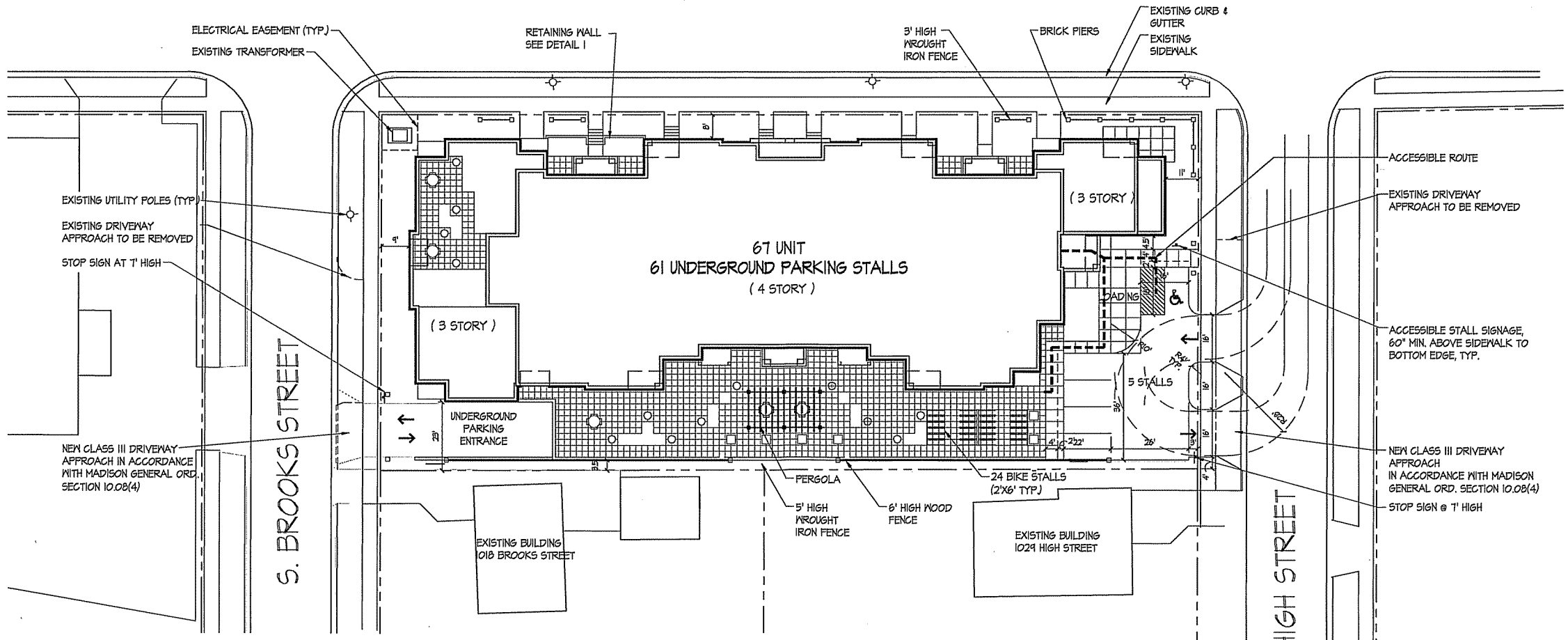
USABLE OPEN SPACE 4,004 SF / 33,000 SF = 12.1%



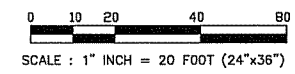
1 RETAINING WALL SECTION
1/2" = 1'-0"



FISH HATCHERY ROAD



SITE PLAN
1" = 20'-0"
TRUE NORTH



Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM 62.0500(I)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONCRETE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (3)(a) AND (3)(b)(2d)). BIKE RACKS SHALL BE SINGLE POLE 'CLASSIC BOLLARD' STYLE BY MADROX OR EQUIVALENT.
9. ALL SIDEWALK CURB AND GUTTER ADJUTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

Revisions

- REVISED - OCT. 9, 2012
- 10% SUBMITTAL - OCTOBER 31, 2012
- 50% SUBMITTAL - NOVEMBER 14, 2012



Project Title
1033 High Street

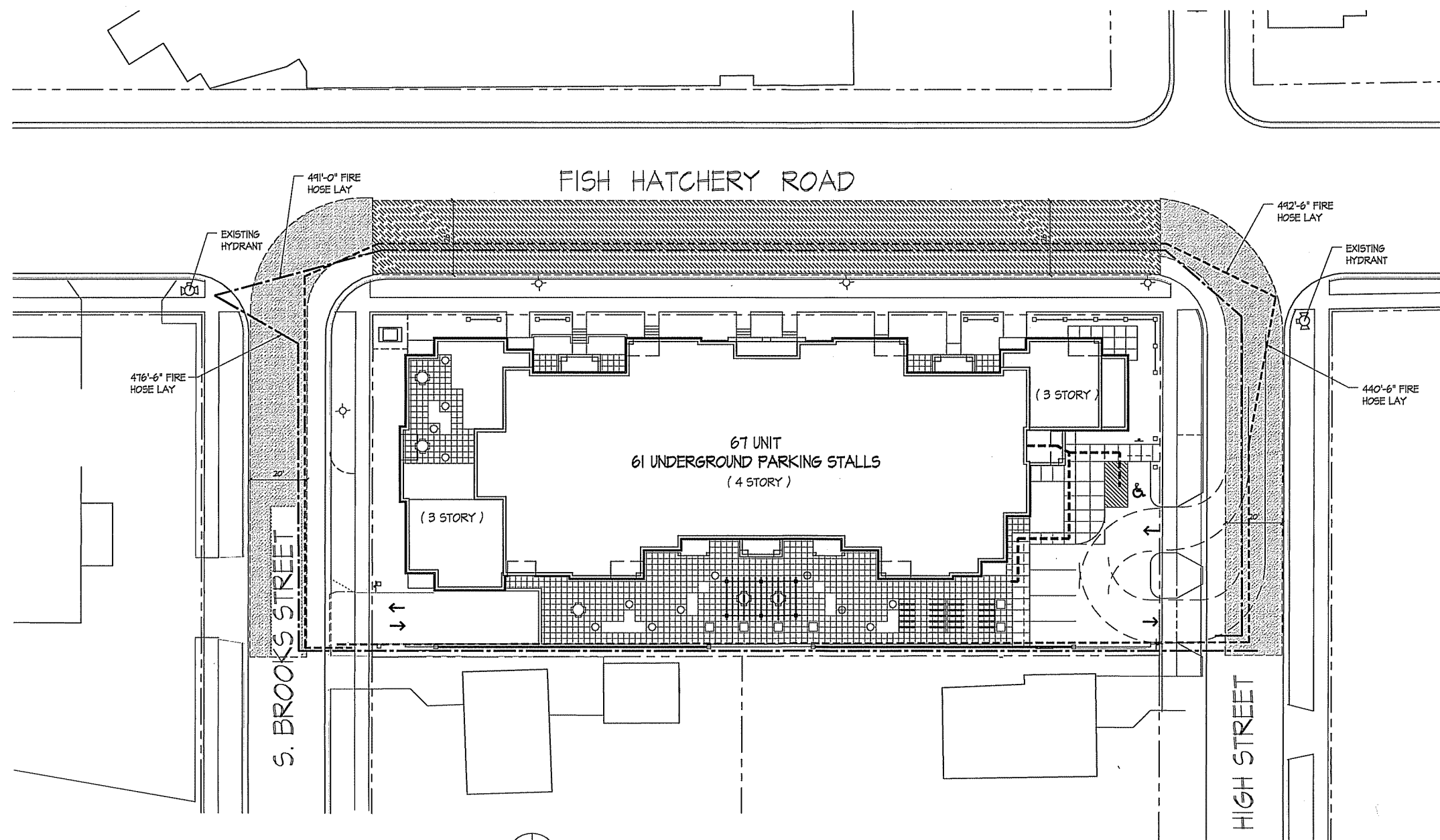
Drawing Title
Site Plan

Project No. Drawing No.
0928 C-1.1

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Notes

-  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
-  = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)



Revisions

- ISC Submittal - October 31, 2012
SP Submittal - November 14, 2012

Project Title

1033 High Street

Drawing Title

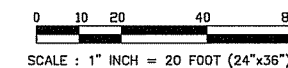
Fire Dept. Access Plan

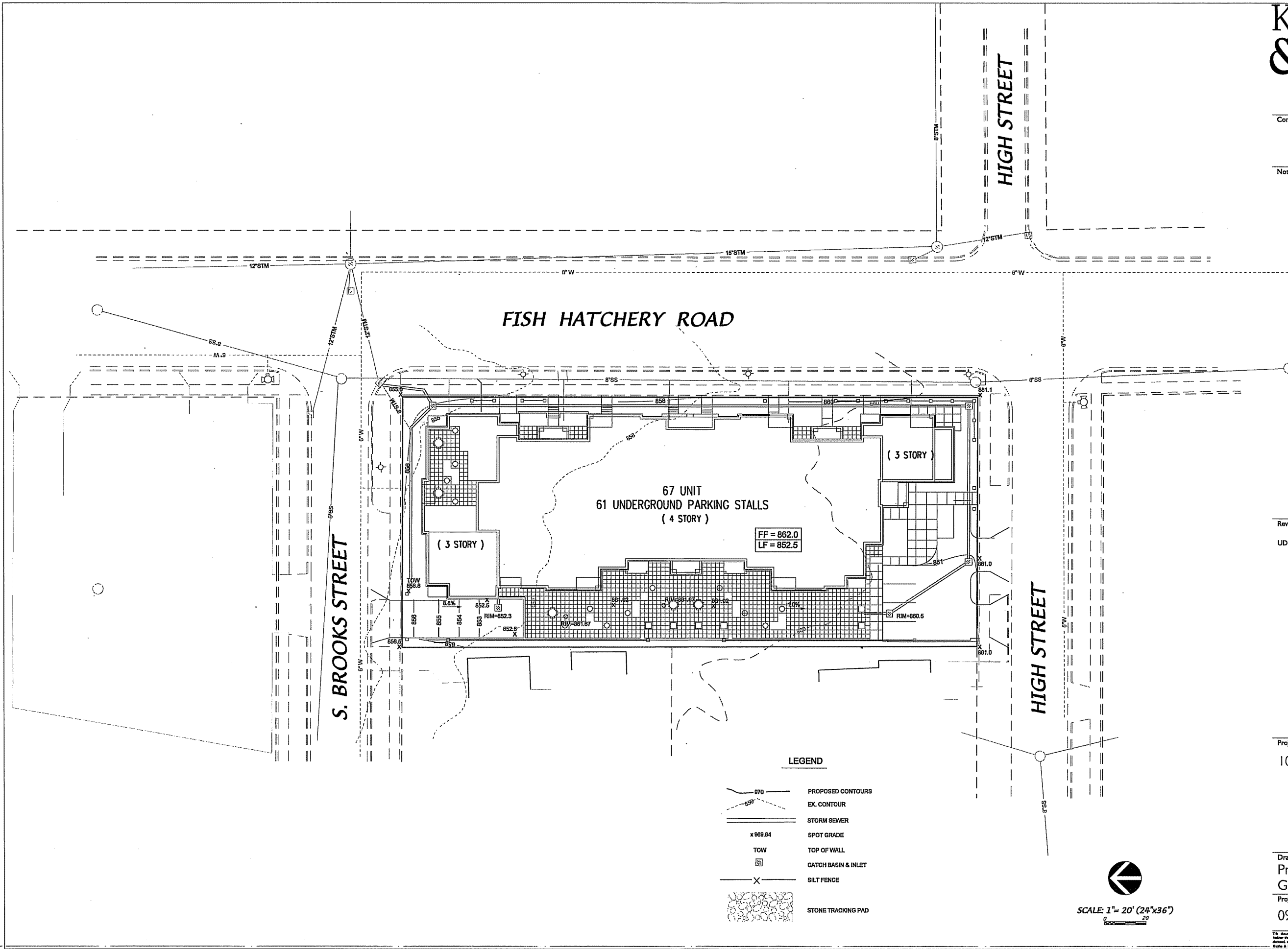
Project No.

0928

Drawing No.

C-1.2





Revisions

UDC Submittal - October 31, 2012

Project Title

1033 HIGH STREET

Drawing Title

Preliminary Site Grading Plan

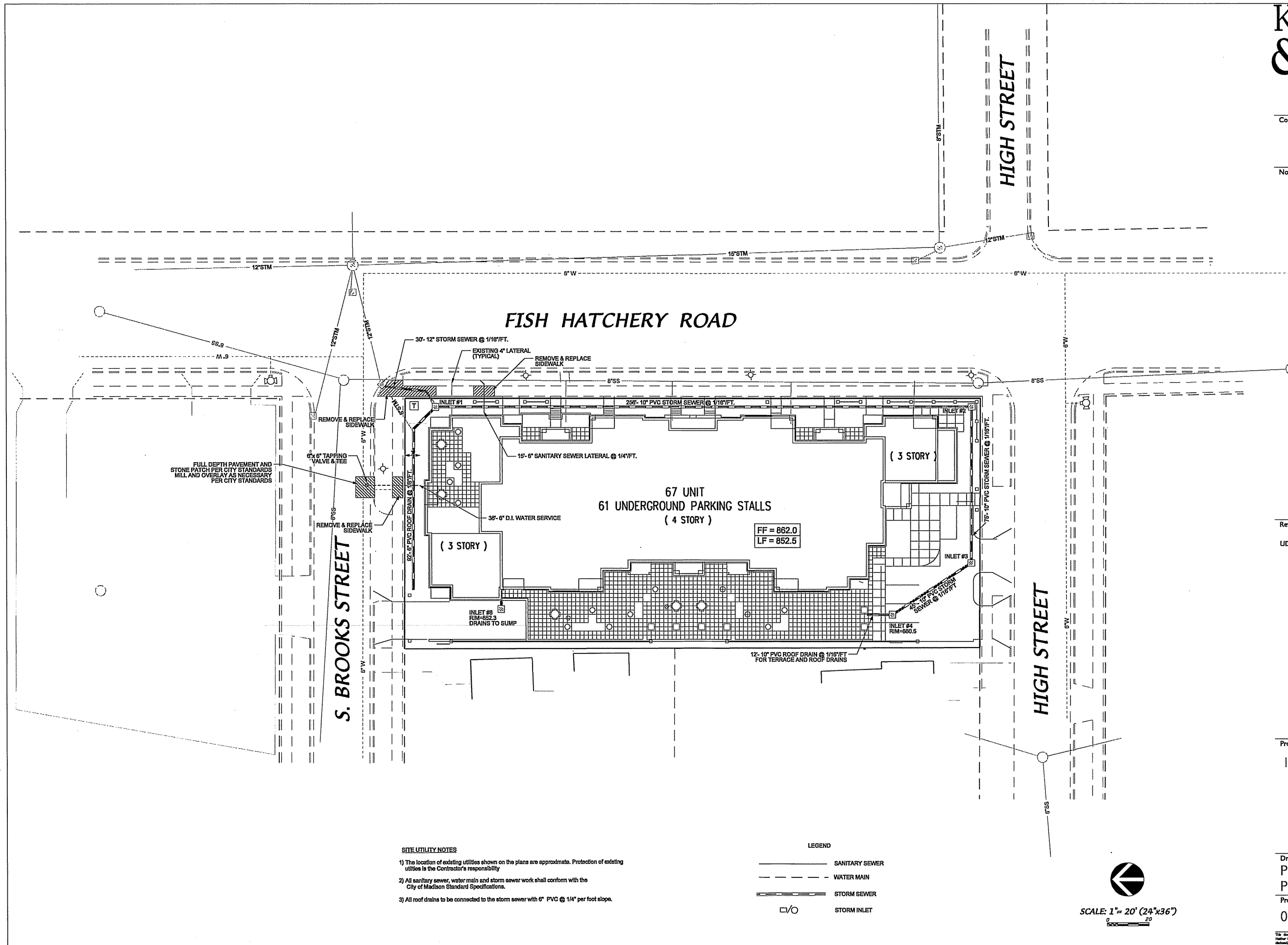
Project No.

0928

Drawing No.

C-2.1

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Revisions

UDC Submittal - October 31, 2012

Project Title

1033 HIGH ROAD

Drawing Title

Preliminary Site Utility Plan

Project No.

0928

Drawing No.

C-3.1

SITE UTILITY NOTES

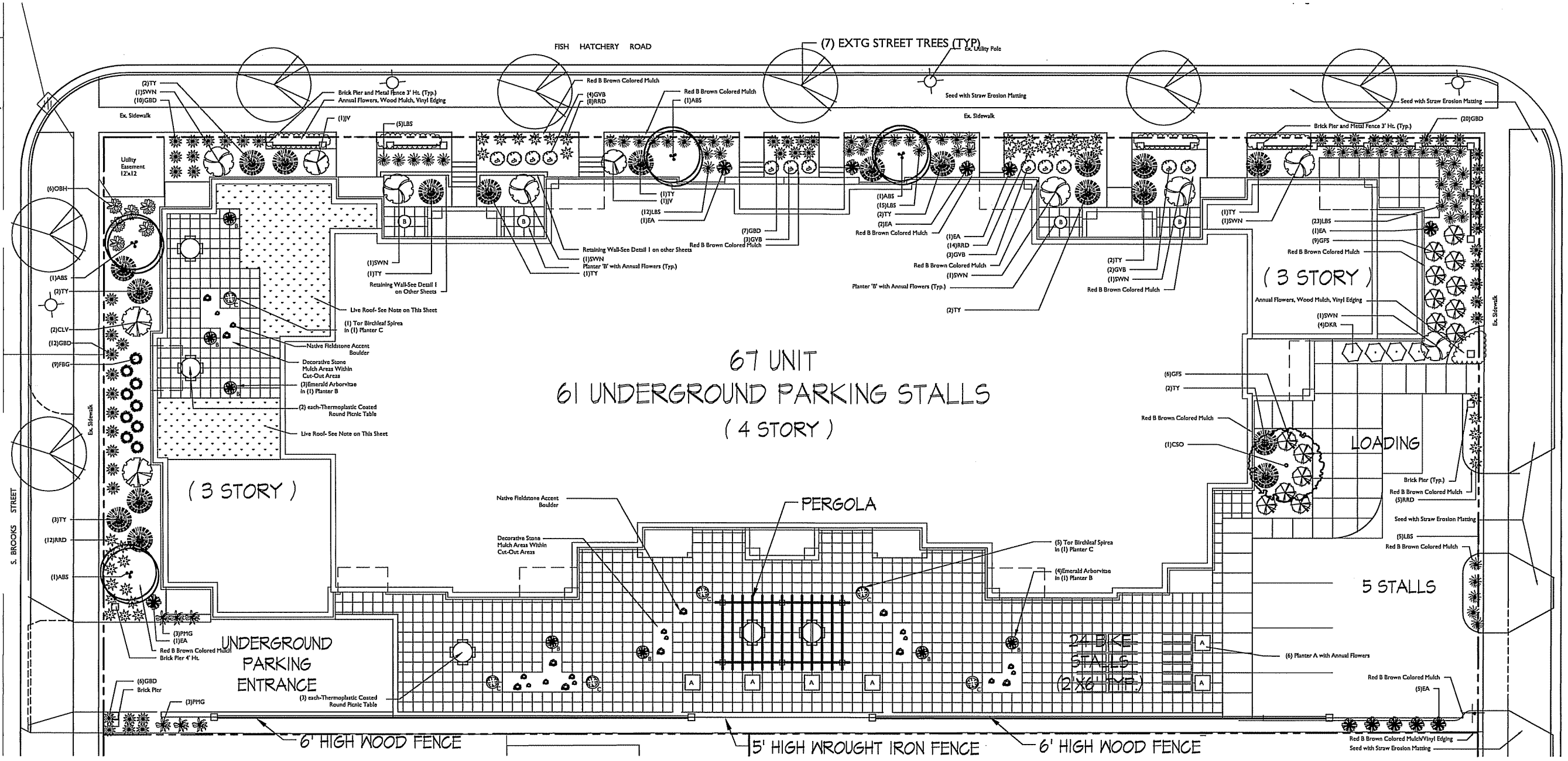
- 1) The location of existing utilities shown on the plans are approximate. Protection of existing utilities is the Contractor's responsibility.
- 2) All sanitary sewer, water main and storm sewer work shall conform with the City of Madison Standard Specifications.
- 3) All roof drains to be connected to the storm sewer with 6" PVC @ 1/4" per foot slope.

LEGEND

- SANITARY SEWER
- - - WATER MAIN
- STORM SEWER
- /○ STORM INLET



SCALE: 1" = 20' (24"x36")



**67 UNIT
 61 UNDERGROUND PARKING STALLS
 (4 STORY)**

(3 STORY)

(3 STORY)

**UNDERGROUND
 PARKING
 ENTRANCE**

PERGOLA

LOADING

5 STALLS

**24 BIKE
 STALLS
 (2' X 6' TYP.)**

6' HIGH WOOD FENCE

5' HIGH WROUGHT IRON FENCE

6' HIGH WOOD FENCE

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Seed shall consist of the following mixture:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Pennlawn Creeping Red Fescue
- E) Areas labeled "Seed with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.
- F) Openings within patio areas to be mulched with 1-1/2" diameter Eau Claire washed stone mulch spread to a 3" depth over fabric weed barrier.

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS	
NUMBER OF PARKING STALLS	5
NUMBER OF 2" DBL CAL. TREES REQUIRED	25
NUMBER OF LANDSCAPE POINTS REQUIRED	
SOLUTION	
--- CANOPY TREES (1'-2 1/2') @ 25 PTS.	---
--- CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2'-2') @ 15 PTS.	---
--- DECIDUOUS SHRUBS @ 2 PTS.	30
--- EVERGREEN SHRUBS @ 3 PTS.	21
--- EVERGREEN TREES (7'-10') @ 15 PTS.	---
--- DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 L.F.)	---
--- EARTH BERM (PER 10 L.F.)	---
--- AVERAGE HEIGHT - 30' @ 5 PTS.	---
--- AVERAGE HEIGHT - 15' @ 2 PTS.	---
TOTAL POINTS	51

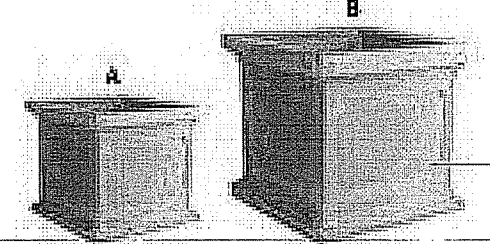
Pre-vegetated modular "Live Roof" Green Roof System With "Giants Mix"
 (7 Sedum varieties and 1 Allium for year round color and interest)
 Sedum Alzoon
 Sedum Hybridum
 Sedum Takesimensis
 Sedum Spurium 'Pink Jewel'
 Sedum Spurium 'Green Mantle'
 Sedum Spectabile 'Neon'
 Sedum Kamtschatcense 'Takahira Dake'
 Allium Schoenoprasum 'Pink Giant'

Plant Material List

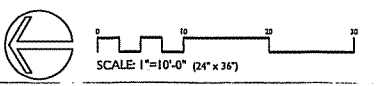
Quantity	Code Name	Scientific Name	Common Name	Planting Size
4	ABS	Amelanchier X Grand 'Autumn Brill'	Autumn Brill Serviceberry	6' B&B
1	CSO	Quercus X Bimundorum 'Crimson Spire'	Crimson Spire Oak	2' B&B
Conifer Evergreen				
18	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4' B&B
19	TY	Taxus X Media 'Tauntonii'	Tauntoni Yew	18" B&B
Perennial				
9	FBG	Calamagrostis Brachytricha	Fall Blooming Feather Reed Grass	#1 CONT.
55	GBD	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1 CONT.
60	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
6	OBH	Hosta X 'Olive Bailey Langdon'	Olive Bailey Langdon Hosta	#1 CONT.
6	PHG	Miscanthus Sinensis Var Purpurescens	Purple Maiden Grass	#1 CONT.
39	RRD	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1 CONT.
Shrub				
2	CLV	Viburnum Dentatum 'Synnstedt'	Chicago Lustre Arwd Viburnum	5' B&B
4	DKR	Rosa 'Radiko'	Double Knock Out Rose	#3 CONT.
15	GFS	Spiraea Japonica 'Goldflame'	Goldflame Spiraea	#3 CONT.
12	GVV	Buxus Micro Yar Koreana 'Green Velvet'	Green Velvet Boxwood	#3 CONT.
2	JV	Viburnum X Juddii	Judd Viburnum	24" B&B
7	SWN	Physocarpus Opulifolius 'Seward'	Summer Wine Ninebark	#5 CONT.
6	TBS	Spiraea Betulifolia 'Tor'	Tor Birchleaf Spiraea	#2 CONT.



Planter B: 31" Brunello Rolled-Rim



Planter A: 36" Estate Si



WINGRA POINT
 1033 HIGH STREET
 MADISON, WISCONSIN 53715

Checked By: SS
 Drawn By: 11/14/12
 RS

Revised:
 Revised:
 Revised:
 Revised:
 Revised:
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 Revised:

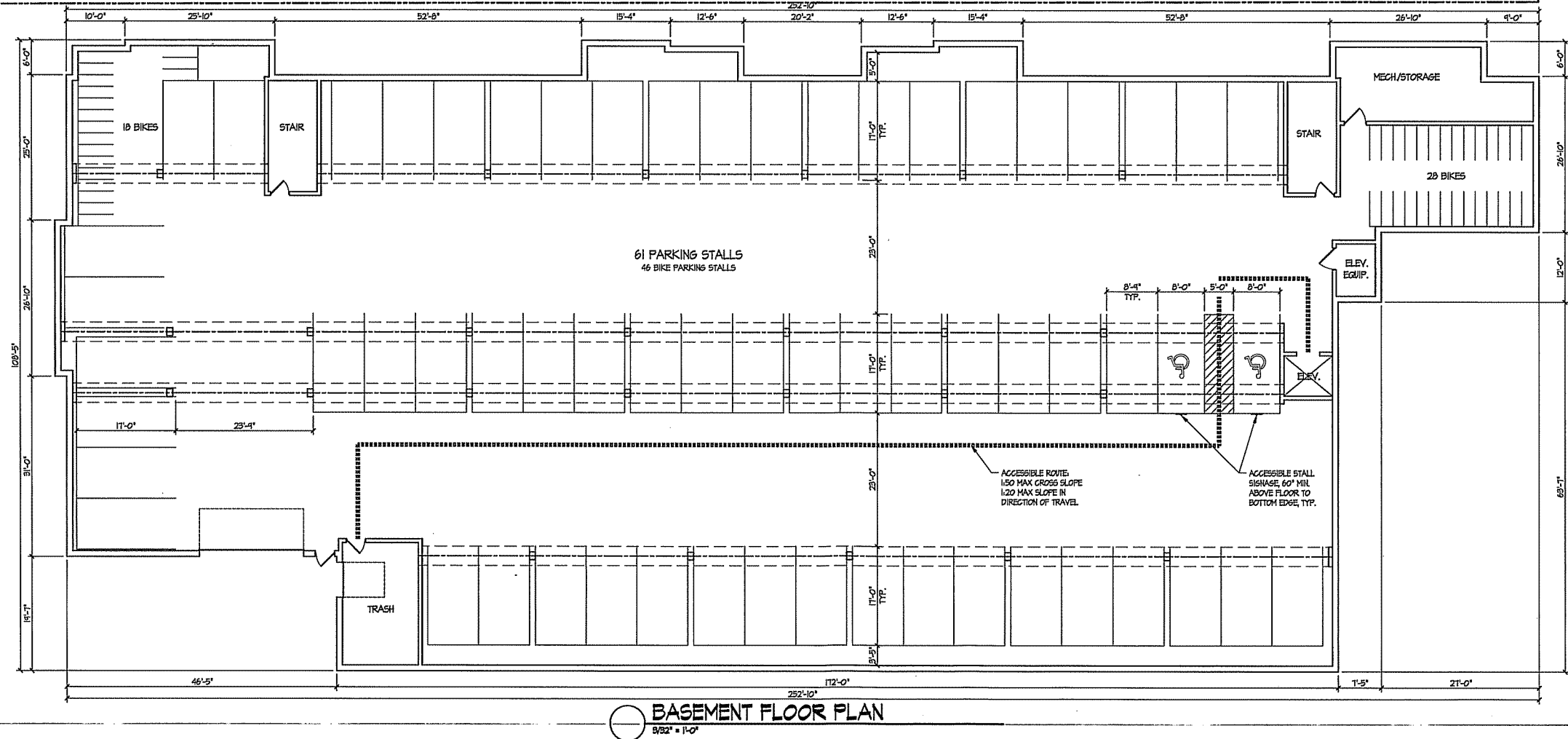
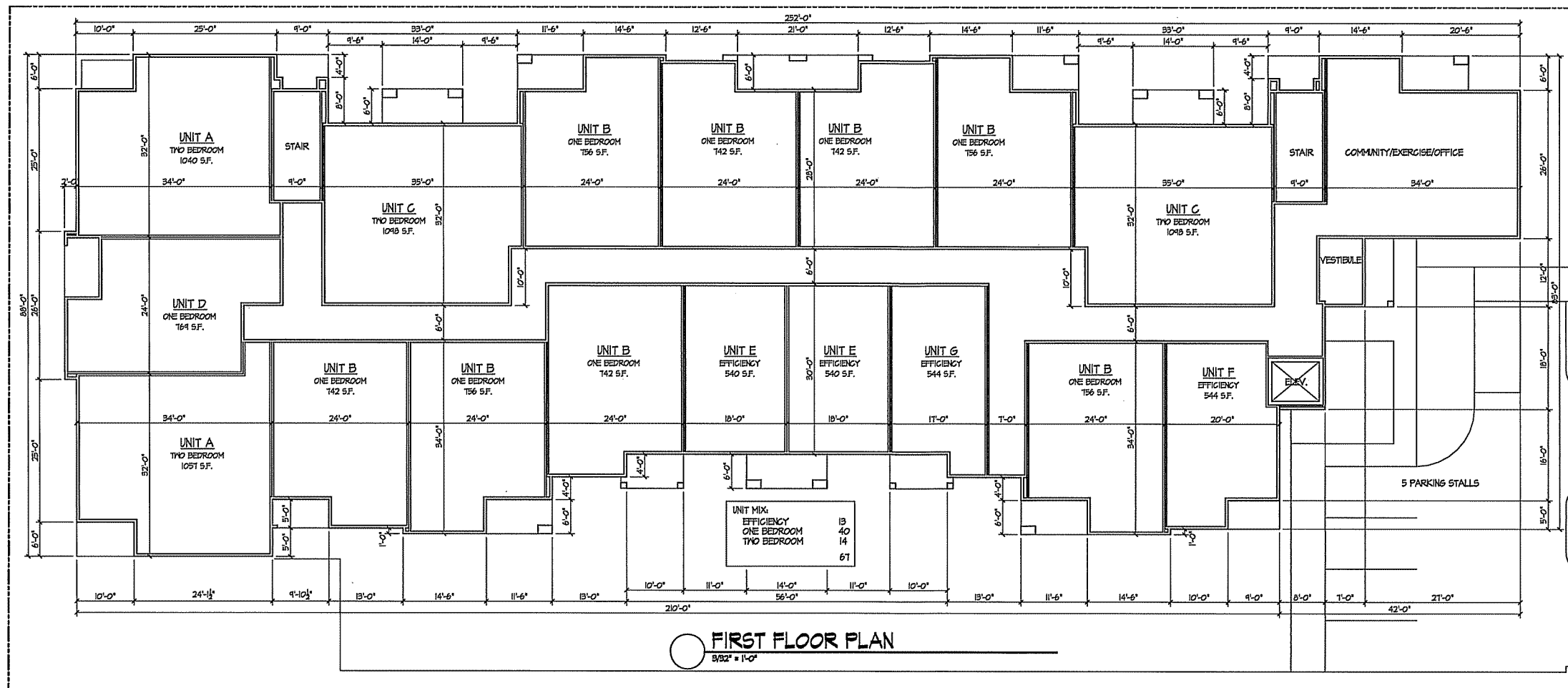
L-1.1

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LSD:1/17/2012 SWINGRA POINT WINGRA POINT DECIDING C:\w\11172012.dwg 11/14/12, P:\w\11172012

Consultant

Notes



Revisions
UDC Submittal - October 31, 2012
SIP Submittal - November 14, 2012

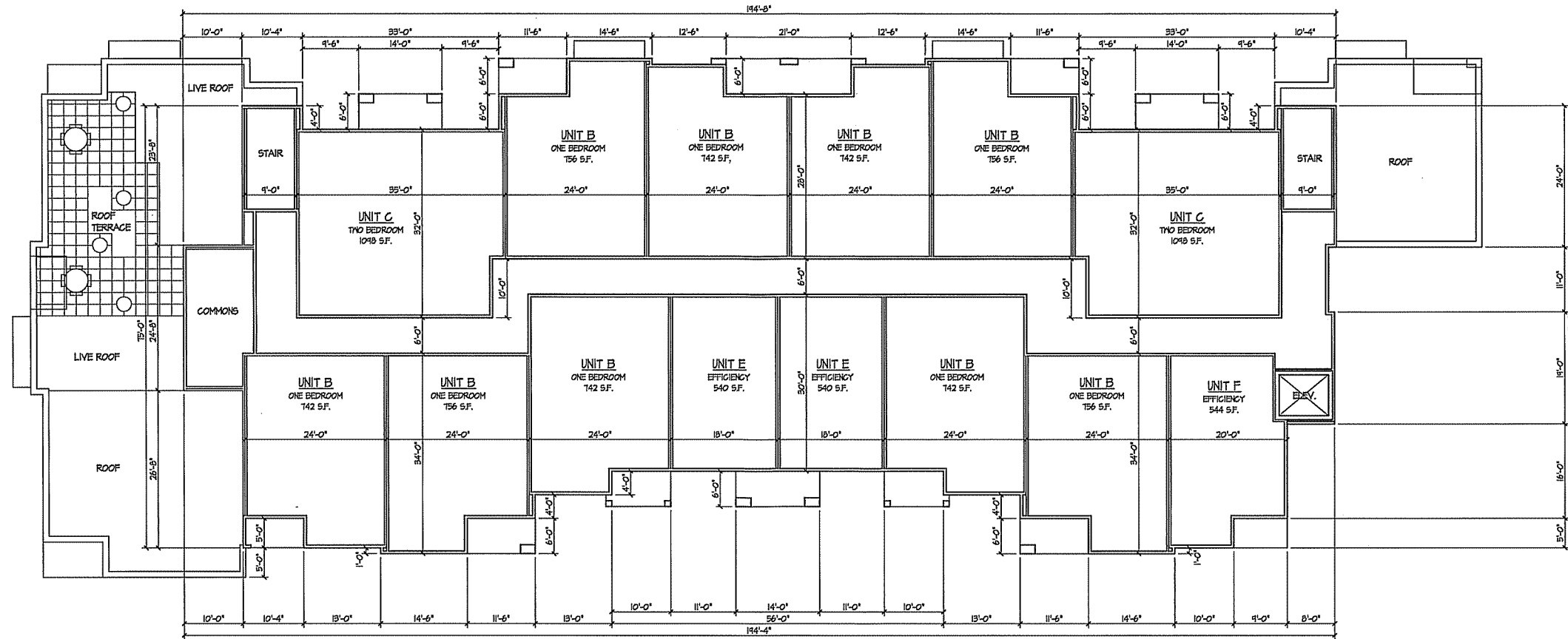
Project Title
1033 High Street

Drawing Title
Basement & First
Floor Plan

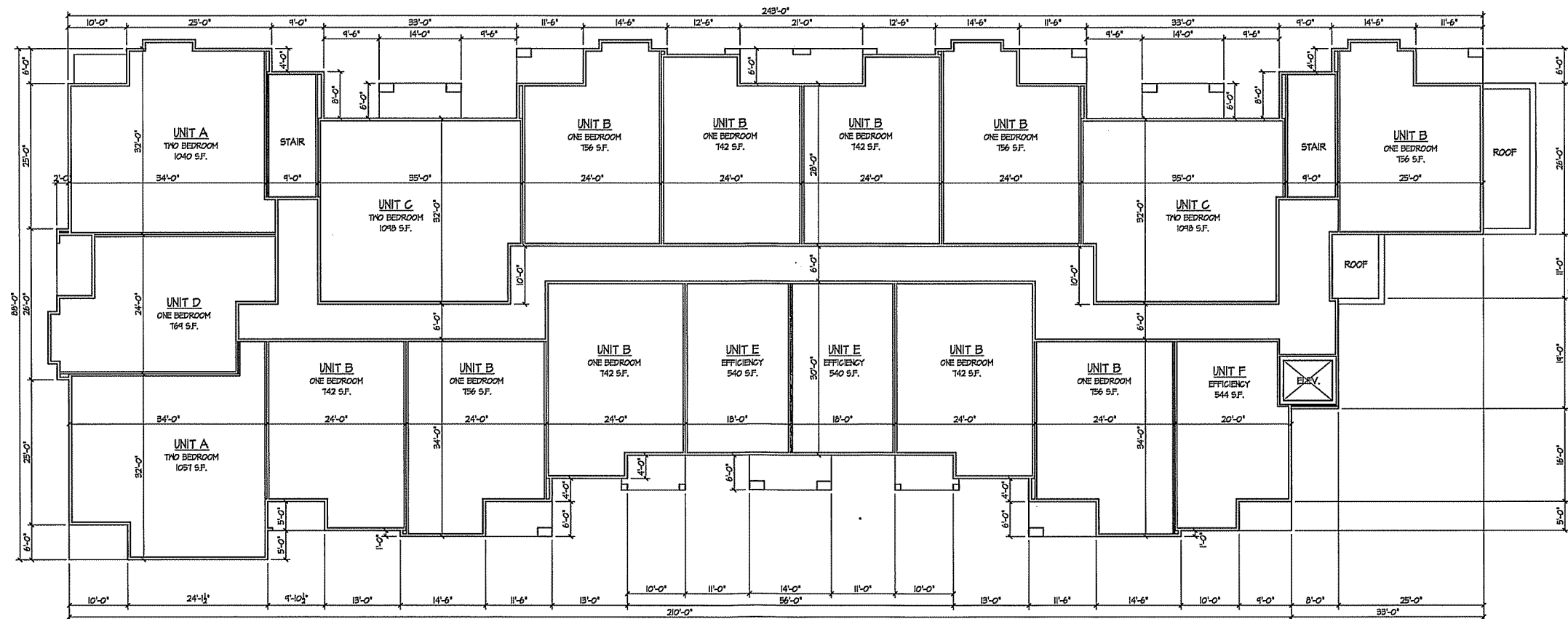
Project No. Drawing No.

1233

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FOURTH FLOOR PLAN
3/8" = 1'-0"



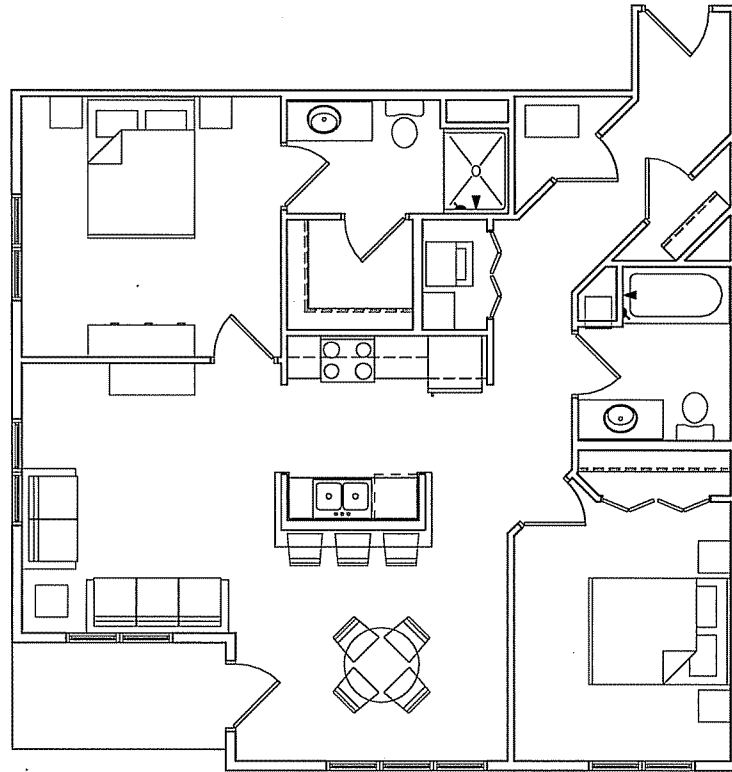
SECOND & THIRD FLOOR PLAN
3/8" = 1'-0"

Revisions
UDG Submittal - October 31, 2012
SIP Submittal - November 14, 2012

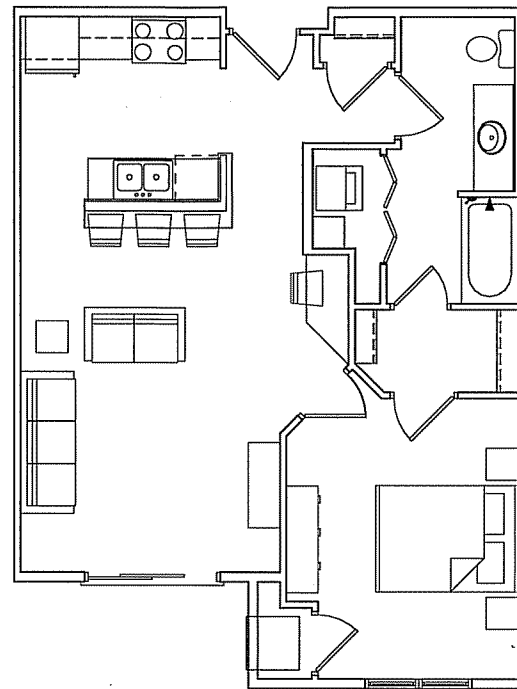
Project Title
1033 High Street

Drawing Title
Second, Third & Fourth Floor Plans
Project No. _____ Drawing No. _____

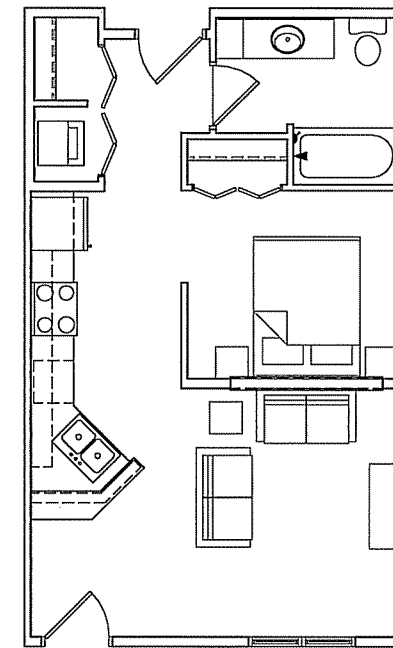
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○ TYPICAL A UNIT
3/32" = 1'-0"



○ TYPICAL B UNIT
3/32" = 1'-0"



○ TYPICAL E UNIT
3/32" = 1'-0"

Revisions
UDC Submittal - October 31, 2012
SIP Submittal - November 14, 2012

Project Title
1033 High Street

Drawing Title
Typical Unit Plans

Project No. Drawing No.
1233 3

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Notes

TYPICAL MATERIALS

- PAINTED HORIZONTAL AND VERTICAL COMPOSITE SIDING
- PAINTED COMPOSITE TRIM
- BRICK VENEER
- ALUMINUM RAILINGS
- SOLDIER COURSE HEADS
- PRECAST SILLS
- DECORATIVE SPLIT FACE CMU



EAST ELEVATION ALONG FISH HATCHERY
 9/32" = 1'-0"



SOUTH ELEVATION ON HIGH STREET
 9/32" = 1'-0"



NORTH ELEVATION ON S. BROOKS STREET
 9/32" = 1'-0"



WEST ELEVATION
 9/32" = 1'-0"

Revisions
 UDC Submittal - October 31, 2012
 SIP Submittal - November 14, 2012

Project Title
 1033 High Street

Drawing Title
 Elevations

Project No. 1233 Drawing No. 4

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